



Town of North Stonington  
Planning and Zoning Commission

## Application for Subdivision/Re-subdivision

Application Number: 20-043 Receipt Date: 5/21/20 **received**

### Applicant Information:

Name: 343 LLC

Mailing Address: PO Box 88

NORTH STONINGTON CT 06359

Contact Info: Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Owner of Record:

Name: RONALD K LEWIS

Mailing Address: 8 C REUTEMANN RD

NORTH STONINGTON CT 06359

Contact Info: Phone: 860-608-8740 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Project Leader (Primary Contact for Town)

Name: DEE C. GARDNER

Mailing Address: PO Box 335

GARDNER CT 06355

Contact Info: Phone: 860-464-2455 Fax: \_\_\_\_\_ E-mail: DEE.C.GARDNER@YAHOO.COM

Property Location: 343 NORWICH - WESTERLY RD

Assessor Parcel Information: Map: 108 Lot: 3420

Number of New Lots Proposed: 5 8-30g APPLICATION

Zoning District Of Property: R-40 Restrictive Overlay Area: \_\_\_\_\_

R40 - R60 - R80 - C - HC - I - ED

N/A - VPOA - APOA - WPOA - SUOA

Does the property being subdivided or re-subdivided abut the Town Line or include land in a neighboring town? Yes ☐ No ☒

Are public sewers proposed? Yes ☐ No ☒

Is a community water system proposed? Yes ☒ No ☐ CONNECTING TO SCWA

The applicant and property owner above agree to comply with all Town of North Stonington Ordinances and Zoning Regulations relative to the establishment of this Subdivision or Re-subdivision.

3/31/20  
Date

[Signature]  
Signature (Applicant)

3/31/20  
Date

[Signature]  
Signature (Property Owner of Record)

received  
6/1/20 CM

*Dexter Miller,  
Environmental  
Services 567 South  
County Trail  
Suite 324  
Exeter, RI 02822*

May 24, 2020

RE: 343 Norwich Westerly  
Road North Stonington, CT

Dear North Stonington Land Use Dept,

Site reconnaissance and soil investigation was done on May 24, 2020 on the property at 343 Norwich Westerly Road in North Stonington, CT, owned by Ronald Lewis.

My investigation of the site concludes there are no wetlands or water courses in this property based on the Connecticut definitions.

The soils are mapped as Hinkley series and the vegetation consists of, but is not limited to, the following: Ornamental Maples, Arborvitae shrubs and lawn grasses of Perennial Rye, Bluegrass and Fescues.

If you have any questions, feel free to contact me at [\(401\) 580-](tel:4015800283)

[0283](tel:4015800283). Sincerely,

Dexter Miller  
Soil Scientist/Wetland Biologist



received  
3/21/2021

Promoting  
healthy  
communities

Date: April 3, 2020

To: Ron Lewis, property owner, Pete Gardner, LS

Subject Property: 343 Norwich-Westerly Rd, North Stonington, CT 06359

Plan Designed by: **Dieter and Gardner** Plan Date: **3/16/2020** Date Paid: **3/27/2020**

The plan and associated information submitted to our office on 3/27/2020 for a proposed 6 lot subdivision/commission review. Lots range from **0.22-0.35** acres and are to be served by **public water** and **private septic systems**, in the **Town of North Stonington**.

The Ledge Light Health District (LLHD) does not issue approvals for Subdivision or Commission reviews, but our recommendation for suitability of the previously stated plan/lots to accommodate the LLHD Subdivision Submission Requirements and Connecticut Public Health Code Section 19-13-B103e are as follows:

☒ Lots **1-6** are recommended suitable IF AND when the following plan issues are addressed:

**"Additional Suitability Issues/Notes"**

1. Foot drains are not shown on proposed lots and no note stated on plan as such. Please verify and provide documentation to LLHD- Applicant confirmed on 4/3/2020 that proposed homes do not have footing drains as shown on plan.
2. Neighboring well arcs and other water drainage not shown on proposed site plan. Please verify that neighboring well arcs and other water drainage met minimal setbacks to proposed septic systems on site plan and provide documentation to LLHD- Verified neighboring well arcs 75' or greater from septic areas shown on site plan.

\*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

Please call me at 860-448-4049 with any questions regarding this matter.

Sincerely,

Christopher Seery, MPH, REHS, RS  
Sanitarian II

cc: Town of North Stonington  
Wendy Brown-Arnold, Supervisor of Land Use Activities, LLHD



received  
5/21/20 cl



117 Murphy Road  
Hartford, CT 06114  
Phone: 860.951.9411  
Fax: 860.951.3622

April 2, 2020

343 LLC  
PO Box 88  
North Stonington, CT 06359

To Whom It May Concern:

We are excited to hear that you will be submitting plans to the Town of North Stonington for a development that will include housing subject to 8-30g restrictions. As you know, we manage numerous similar projects throughout the State, overseeing compliance with statutory guidelines and coordinating reporting where required by regulatory agencies. We look forward to expanding our relationship with you as the project moves along and the time comes to calculate the maximum sales prices, verify qualifications of prospective purchasers and administer other program requirements.

Thank you,

A handwritten signature in dark ink, appearing to read "Matthew Fontaine", is written over a horizontal line.

Matthew Fontaine, CPA  
Controller



Equal Housing Opportunities





received  
3/21/20

Town of North Stonington  
Planning and Zoning Commission

## Checklist of Review of Subdivision Maps

Checker's Name: POA GARNER Date: 4/1/2020  
Subdivision Name: SUBDIVISION PROPERTY OF RONALD K. LEWIS  
Plan Date: MARCH 2020 Plan Revision Date:                     

### Information that must appear on every sheet

- ☒ Name of subdivision
- ☒ Address of subdivision, including the words "NORTH STONINGTON, CT"
- ☒ Name of subdivider or owner of record
- ☒ Date of original drawing. May be the date of the engineer or surveyor's signature.
- ☒ Class "A-2" certification statement on sheet with BOUNDARY SURVEY MAP
- ☒ Class "A-2" or "D" certification statement on sheet with ASSESSORS MAP
- ☒ Engineer's or surveyor's signature and date
- ☒ Engineer's or surveyor's seal. Final copies and mylar require a raised seal.
- ☒ Revision block with dates and description of revision
- ☒ Sheets numbered
- ☒ North point for each map
- ☒ Written and/or graphic scale
- ☒ All sheets have at least 0.5-inch border on 3 sides and 2-inch border on left side map

**Maps that must be included in the Subdivision Plan**

☒ KEY or LOCATION MAP – shows where the subdivision is located

☒ Title is shown

☒ Site shown on area map with scale of 1" = 1000' or less

☒ Map shows all existing roads and watercourses within 5000' of site

☒ Map shows all schools within 1 mile of site

☒ Shows area covered by each BOUNDARY SURVEY MAP sheet with match lines and page numbers

☒ ASSESSORS MAP – may be combined with SOILS MAP

☒ Title is shown

☒ Map drawn to 1" = 200' scale

☒ All boundary lines are shown

☐ Assessor-assigned lot numbers are shown on each lot *NOT YET ASSIGNED*

☒ All abutting property owners (including directly across the street) and abutting roads within 100' of site are named

☒ SOILS MAP – may be combined with ASSESSORS MAP or BOUNDARY SURVEY MAP

☒ Title is shown

☒ All soil delineation lines are shown

☒ All soil-type symbols are shown

☒ Soil types match detailed soils maps in "Soil Survey of New London County, Connecticut" by U.S.D.A. Soil Conservation Service

*SEE SHEET 2*  
☒ A Zoning Compliance Block for all lots with required and provided setbacks and lot areas (in square feet and acres). **NOTE:** Interior lots are not to include the access strip in the area requirements and setbacks are doubled for Interior Lots. The area (In square feet & acres) of developable area of the parcel as defined in the Regulations.



☐ BOUNDARY SURVEY MAP – may be on more than one sheet

☒ Match lines with page numbers are shown if map on more than one sheet

☒ Title is shown. May be on an Index of Sheets

☒ Map drawn to 1"=50' or 1"=40' scale

☒ Town boundary line, if any, is shown

☒ Zone boundary line, if any, is shown

☒ Zone is identified

☒ Lots are not irregularly or incorrectly (corner lots) shaped as defined in the regulations

☒ Aquifer Protection Overlay Area boundary line is shown, or there is a note to the effect that the subdivision is entirely within or outside the Aquifer Protection Overlay Area *OUTSIDE AQUIFER PROTECTION OVERLAY AREA*

☒ Easement and open space set-aside areas, if any, are identified and all supporting documentation is attached. Approval of Subdivision Application may be contingent on formal acceptance and/or approval of such documentation. *NONE*

☐ Deed restrictions, if any, are described or attached. Approval of Subdivision application may be contingent on filing of such documentation.

☐ Waiver requests, listed by section. *N/A*

☐ Burial Ground Buffer Limit Line is shown at least 25 feet from burial ground, if any *N/A*

☐ Inland Wetlands and Buffer Line, if any, is shown and labeled *N/A*

☐ Wetland flags, if any, are shown and identified to the extent that they can be easily located in the field *N/A*

☐ Inland Wetlands Buffer Limit Line is shown 100' from the Inland Wetlands Limit Line *N/A*

☐ Flood Hazard (A Zone) Boundary Line, if any, is shown and labeled *N/A*

☐ Watercourses, if any, are shown and labeled *N/A*

☒ 2-foot elevation contours are shown and labeled at least every 10 feet

- NOT YET ASSIGNED*
- ☒ Lot Number & Street Address assigned by Town Assessor is shown on each lot
- ☒ Square footage and acreage is shown on each lot.
- ☐ Buildable area is shown on each proposed lot per the Zone District requirements. *N/A*
- ☐ Square footage shown on each lot complies with Zone District requirements *N/A*
- ☒ All abutters within 100' of site are shown (may be on ASSESSORS MAP) including directly across the street
- ☐ Abutters that are shown on the map are the same that were notified for the Public Hearing *HEARING DATE NOT YET SET*
- ☒ Frontage road is shown and named
- ☐ 25' from centerline of abutting town road is shown as deeded to the Town of North Stonington. All supporting documentation is attached. *N/A*
- ☒ All property lines and interior tangents and curves are shown
- ☐ Length of each tangent and curve is labeled *N/A*
- ☐ Angle of each tangent is labeled *N/A*
- ☐ Information for each curve is shown or the curve is identified for reference to a table *N/A*
- ☒ Found and set property corner markers are shown at least one monument per lot
- ☐ Note on Plan; "Prior to issuance of a zoning compliance permit for individual site development, all lot corners, including open-space markers, are to be set and a certification of lot monumentation letter, signed and sealed by a Connecticut licensed surveyor, is to be submitted to the zoning official." *WILL DO*
- ☐ Proposed open-space set-aside areas are shown and labeled, if any *N/A*
- ☒ Proposed ingress/egress areas are shown and labeled, if any and draft copies of proposed easement and driveway maintenance language is attached.
- ☒ Proposed rights of way are shown and labeled, if any and draft copies are attached *NOT YET*
- ☒ Existing structures, wells and septic areas on or adjacent to the site are shown and labeled
- ☒ Existing roads, driveways and paths are shown and labeled



☒ Stone walls, landmarks, major trees over 24" DBH and rock and ledge outcroppings are shown and labeled

☒ Test pit location is shown and identified. At least one on each lot

☒ Percolation test location, if different than test pit, is shown and identified

☒ Existing and proposed soil erosion and sediment control locations (hay bales, siltation fences, rip rap, etc.) are shown and labeled

☐ Existing and proposed drainage locations (culverts, basins, retention ponds, etc.) are shown and labeled with invert elevations *N/A*

☒ Utility poles are shown and identified, if any

☒ Overhead wires are shown, if any *POLES ON PLAN*

☐ Utilities servicing subdivision are shown as underground, if required *N/A*

☒ Front, side and rear building lines (setbacks) are shown on all lots *PER B-309 DOWNSTAIRS*

☒ Proposed dwelling footprints are shown based on a ~~4-bedroom~~ *3 BEDROOM* house

☒ Proposed primary and secondary septic areas are shown

☐ Proposed wells are shown *N/A* *PUBLIC WATER*

☐ Proposed driveways and curb cuts are shown per the Regulations-- if on a State Road a note is to be placed on Plan requiring a DOT Encroachment Permit prior to issuance of a Zoning Compliance Permit. *N/A*

☒ Legend shown and includes all symbols used on map

☐ Soil scientist's certification statement *N/A*

☐ Soil scientist's signature, date of signature and registration number *N/A*

☐ Plan Map expiration time note

☒ PZC approval statement - "Approved by the North Stonington Planning and Zoning Commission" with a line for the PZC Chairman's or Secretary's signature and the words "Chairman/Secretary" under the line.

- MA
- ☐ Conservation approval statement – same as above except substitute Conservation Commission. Approval statement is to be located on the cover page and any pages depicting Open Space, Conservation Easements or other Open space dedications on the parcel to be subdivided. There is to be a note on the plans if a fee in lieu of Open Space or other Open Space dedication on other parcels is agreed to. (Plans must be submitted for Open Space on parcels other than the one being subdivided.)

MA DRAINAGE PLAN for on-site drainage calculations and engineering of on-site storm water drainage system, if any

- ☐ Where drainage systems are to be constructed, one copy of the Construction Plan shall be suitably marked to show watershed data used in the design of such systems, and shall be accompanied by all calculations used in the drainage design.
- ☐ In the case of retaining walls or other special features, a drawing to a scale of 0.5"=1' of all such details shall be furnished.

MA CONSTRUCTION PLAN for engineering or improvement of roads, road drainage, water supply, sewer system, retaining walls, etc.

- ☐ The subdivision Construction Plan, if any, shall be prepared and sealed by a Connecticut Registered Professional Engineer. All construction shall be in accordance with the Subdivision Regulations or with the current issue of the Connecticut Department of Transportation, Bureau of Highways "Standard Specifications for Roads, Bridges and Incidental Construction" and any supplements and amendments thereof.
- ☐ Plans and profiles show existing surface elevation along the centerline
- ☐ Locations, bearings, curve data, including arc length, radii and central angles, proposed grades, vertical curves with centerline elevations every 50 feet, except that such information shall be provided at 10-foot intervals within 80 feet of the centerline cross point of an intersection.
- ☐ Locations, size and invert elevations of existing and proposed storm drains, catch basins, manholes, bridges, culverts, outfalls and other drainage features.
- ☐ Location, size and invert elevations of proposed sewers, if any.
- ☐ Location and size of all water supply and distribution facilities and hydrants.
- ☐ Cross-sections at 25-foot intervals where existing terrain slopes more than 10 percent.
- ☐ Sidewalk location, if any, and location of road paving and curbs within the right-of-way.

MA  
[ ] Note on Plan that road improvements must be approved by Board of Selectmen prior to issuance of a Zoning Compliance Permit for any lot.

MA  
[ ] Locations of road signs, trees and other special landscape features to be installed by the applicant

MA  
[ ] Road names

**Notes that must appear on at least one sheet of the Subdivision Plan**

MA  
[X] Test pit results for each test pit are shown on the map

[X] Test pit identification number

[X] Soil depths and descriptions

[X] Water depth, mottling depth and ledge depth

[X] Percolation rate – at least one for each lot

MA  
**Tangent Table** – if referenced on the BOUNDARY SURVEY MAP

[ ] Tangent identification number

[ ] Distance

[ ] Bearing

MA  
**Curve Table** – if referenced on the BOUNDARY SURVEY MAP

[ ] Curve identification number

[ ] Radius

[ ] Delta

[ ] Arc

[ ] Tangent

[ ] Chord

[ ] Bearing



### Soil Erosion and Sediment Control Plan

☒ Hay bale and/or silt fence installation diagram is in accordance with Connecticut Guidelines for Soil Erosion and Sediment Control."

☒ Typical SESC site layout is shown, if required

Soil Erosion and Sediment Control Notes similar to the following, if applicable, are provided:

- ☐ The project consists of the future, (not timed) construction of homes and out-buildings; I.E., barns and garages or of commercial facilities by individual future owners of plots within this subdivision.
- ☐ The individual owners will be required to submit plans to the Wetlands Commission only if that specific lot is regulated by the Inland Wetlands Agency. MA
- ☐ On those lots regulated by the Inland Wetlands Agency, the following measures shall be taken:

- MA 1. Prior to construction, hay bale or silt fence barriers will be installed between any proposed construction and wetland areas or any down-slope areas so as not to allow siltation to be transported beyond the confines of actual construction.
- 2. Excavation will be kept to a minimum around the perimeter of the proposed foundations and within 10 feet of septic fields and to utility trenches. Grading for driveways and walks will be done only after backfilling or excavations. immediately upon completion of finish grading, reasonable landscaping and sodding or seeding will be provided.
- 3. Barriers will not be removed until the growth has obtained reasonable and substantial retention capabilities.
- 4. No structural control measures are anticipated.

General Notes similar to the following are provided, if applicable

[ ] ~~Total~~ acreage of the property to be subdivided is 1.53 acres

*MA* [ ] All lots to be serviced by on-site wells and sewage disposal systems

[ ] Grading is not to be carried out by the developer *MA*

[ ] There are not known ledge outcroppings *MA*

[ ] Septic systems and structure foundations will be a minimum of \_\_\_\_\_ feet from *MA* natural watercourses.

[ ] All land twenty five (25) feet from the centerline of the pavement for the \_\_\_\_\_ road to revised line of said road to be deeded to the Town of North Stonington. *MA*

[ ] Drainage right of way \_\_\_\_\_ to be deeded to the Town of North Stonington *MA*

[ ] No activity shall be allowed within the one hundred foot (100') buffer without the approval from the Inland Wetlands Agency. *MA*

*MA* [ ] A detailed engineered site plan, prepared signed and sealed by a registered professional engineer, showing well location, sewage disposal system, sediment and erosion controls and any other appropriate information must be approved by the Inland Wetlands Agency before a building permit can be issued for lots

*MA* [ ] The owner at the time of construction will be responsible for maintaining the environmental integrity of the land. The owner of each lot will be responsible for erosion and sediment control measures after construction is completed.

*MA* [ ] Future lot owners will be responsible for no increased runoff and for maintaining natural water courses where applicable.

*X* [ ] The subdivision regulations of the Town of North Stonington are a part of this plan and approval of this plan is contingent upon compliance with all requirements of said regulations except for such variances or modifications as may be made in writing by the North Stonington Planning and Zoning Commission and attached hereto.

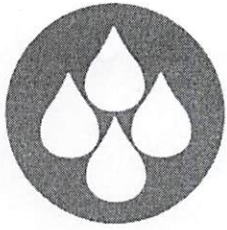
Reference Notes similar to the following are provided, if applicable

- ☒ Reference is made to a plan titled \_\_\_\_\_ and dated \_\_\_\_\_ by \_\_\_\_\_
- ☐ Reference is made to the Town of North Stonington, Connecticut land records in volume \_\_\_\_\_ at page \_\_\_\_\_
- ☐ Bearings are referenced to the Connecticut Coordinate System, SPCS 1927
- ☐ Flood hazard boundary map is zone \_\_\_\_\_ for the entire property
- ☐ This subdivision is in zone \_\_\_\_\_ as shown on flood insurance rate map community-panel number \_\_\_\_\_ and dated \_\_\_\_\_
- ☐ Existing contours are from maps prepared by \_\_\_\_\_, surveyor registration number \_\_\_\_\_ dated \_\_\_\_\_
- ☐ See sheet 3 for test hole and percolation test results

Additional Submission Requirements

- ☐ Copy of the current assessor's property card for the parcel to be subdivided
- ☐ Copy of the current deed for entire parcel to be subdivided
- ☐ Form #2 of Public Health Code for each lot, signed and sealed by Connecticut Licensed Engineer





**Southeastern Connecticut Water Authority**

*Water For Your Future*

received  
3/21/20

March 19, 2020

Ron Lewis  
343 Norwich-Westerly Road  
North Stonington, CT 06359

SUBJECT: Availability of service from North Stonington public water system to property located at 343 Norwich-Westerly Road, North Stonington, CT.

Mr. Lewis:

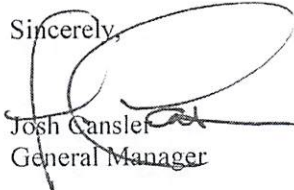
This letter is in response to your request to connect the property located 339 Norwich-Westerly Road to the public water system located in North Stonington, CT, which is owned and operated by the Southeastern Connecticut Water Authority (SCWA).

After reviewing your request SCWA has determined that there is an adequate water supply in the North Stonington Division water treatment and distribution system. In addition, there is a water main located on the opposite side of Mystic Road, across from the property at 343 Norwich-Westerly Road. Therefore your request to connect to this SCWA system is approved.

The estimated cost to connect this property was provided in a separate letter (dated March 18, 2020), which quoted the cost to connect your two properties located at 339 & 343 Norwich-Westerly Road. This quote was for a one-time charge to excavate and tap the main, install two service lines and curb valves, and restoration of Mystic Road in accordance with State DOT regulations.

If you decide to connect these properties, please notify us. Please do not hesitate to contact me with any questions.

Sincerely,

  
Josh Cansler  
General Manager

received  
5/21/2001

108-2652

MERANDO ANTHONY & MARIANNE  
349 NRWH WSTLY RD  
NORTH STONINGTON CT 06359

108-3420

LEWIS RONALD K  
8C REUTEMANN RD  
NORTH STONINGTON CT 06359

108-4196

LEWIS RONALD K &  
8C REUTEMANN RD  
NORTH STONINGTON CT 06359

109-5881

WHEELER SCHOOL & LIBRARY THE  
P O BOX 217  
NORTH STONINGTON CT 06359-0

108-0213

RABBITT KIMBERLY P & MICHAEL C  
16 MYSTIC RD  
NORTH STONINGTON CT 06359

108-1154

BELZ JAMES A & LAURA A  
12 MYSTIC RD  
NORTH STONINGTON CT 06359

108-3144

BROKAW SANDRA J  
6 MYSTIC ROAD  
NORTH STONINGTON CT 06359

received  
6/1/20 CK

*Dexter Miller,  
Environmental  
Services 567 South  
County Trail  
Suite 324  
Exeter, RI 02822*

May 24, 2020

RE: 343 Norwich Westerly  
Road North Stonington, CT

Dear North Stonington Land Use Dept,

Site reconnaissance and soil investigation was done on May 24, 2020 on the property at 343 Norwich Westerly Road in North Stonington, CT, owned by Ronald Lewis.

My investigation of the site concludes there are no wetlands or water courses in this property based on the Connecticut definitions.

The soils are mapped as Hinkley series and the vegetation consists of, but is not limited to, the following: Ornamental Maples, Arborvitae shrubs and lawn grasses of Perennial Rye, Bluegrass and Fescues.

If you have any questions, feel free to contact me at [\(401\) 580-](tel:4015800283)

[0283](tel:4015800283). Sincerely,

Dexter Miller  
Soil Scientist/Wetland Biologist